

City of Madison Plan Commission

October 8, 2019

Letter of Intent:           Baskaya – Cengiz Residence  
                                  4918 Lake Mendota Drive  
                                  Madison, WI 53705

Dear Plan Commission Members;

Design Shelters LLC on behalf of Mustafa Baskaya and Pelin Cengiz, the owners of the property located at 4918 Lake Mendota Drive, is submitting this letter of intent as a part of the conditional use permit application. The owners wish to raze the existing dilapidated cottage and build a new single family home. The cottage was built circa 1880 and has been vetted by the Wisconsin Historical Society and The Madison Trust for Historical Preservation. As documented in the accompanying photos, the structure is in a neglected state. The site also is home to a Native American Effigy Mound. Requirements of building adjacent to this sacred ground are being followed.

We want to demolish the existing 1,060 square foot structure and replace it with a new 4,538 square foot, two-story home. The proposed lot coverage is 30.57%. The maximum allowed lot coverage is 50%. This lot's buildable area is well above the FEMA flood plain. No vegetation within 35 feet of Lake Mendota will be affected. The plan includes 13,301 square feet of usable open space.

Addressing the Conditional Use Standards;

1. The construction proposed will not be detrimental to or endanger the public health, safety, or general welfare.
2. City municipal services will be provided to the property.
3. The proposed residence will not impair or diminish the use, value or enjoyment of the neighborhood.
4. The proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property.
5. Adequate utilities (verify natural gas), access roads, drainage, parking, etc.... are or will be provided.
6. Adequate ingress and egress will be provided.
7. The proposed improvements will conform to all of the applicable regulations of the district.
8. N/A
9. Okay
10. Okay
11. N/A

We are hoping to start this project as soon as proper permits have been issued. The project will take five to seven months to complete.

Sincerely,

Mark M. Wohlferd

Design Shelters, LLC